



The Room™

FULLY MAINTAINED SINGLE/DOUBLE SUITES

THE WORLD IS SOLD
ON THE ROOM



Central Park®
Flower Valley

GLOBAL PREMIUM TOWNSHIP

FOR SALES, CONTACT: +91 954 0000 297/954 0000 194
(TIMING: 9:00AM-8:00 PM, ALL DAYS)

DELIVERED PROJECTS

5.5 MILLION SQ. FT. DELIVERED ACROSS
LUXURY RESIDENTIAL SPACE.



Central Park
Golf Course Road, Gurugram



Central Park Bellevue
Sector 48, Gurugram



Central Park The Room
Sector 48, Gurugram



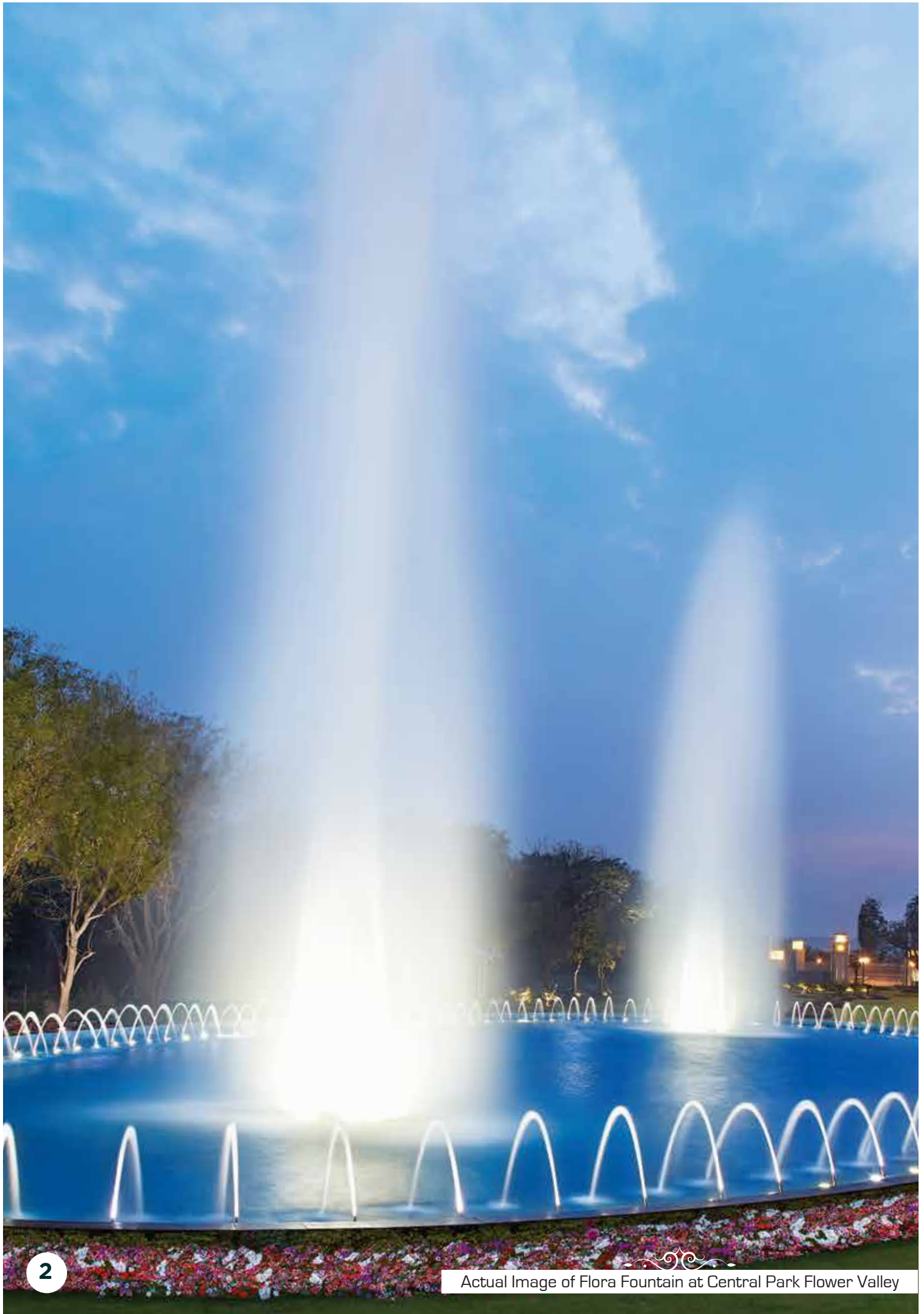
Central Park Resorts
Sector 48, Gurugram



Le Meridien
MG Road, Gurugram



Aloft
Aerocity, New Delhi





Actual Image - Sit Out Area

LIVING WITH NATURE IS A LUXURY

Flower Valley is a global premium township spread across acres of lush greenery with exquisite flora giving it a touch of spring throughout the year. The township is located amidst this treasure trove of nature with countless beautiful trees surrounding the premises, tucked just minutes away from the stress of the city. It provides all the luxuries and amenities you may need, nestled right within.

EXPERIENCE THE GOODNESS OF NATURE AND MODERN LIVING AT ONE PLACE

If you thought Flower Valley is all about beautiful scenery alone, then think again. You can enjoy sumptuous food at the Al Capone Multi Cuisine Restaurant and relax at the Foot Spa, while your children play in the well laid out Amusement Area. The Flora Fountain with multiple flower lanes, makes you feel one with nature.

Flower Valley is India's first and only global township to have nine recreational academies:

- Golf • Cricket • Lawn Tennis • Badminton
- Swimming • Fitness • Yoga • Dance • Acting








Artistic Impression

The Room™

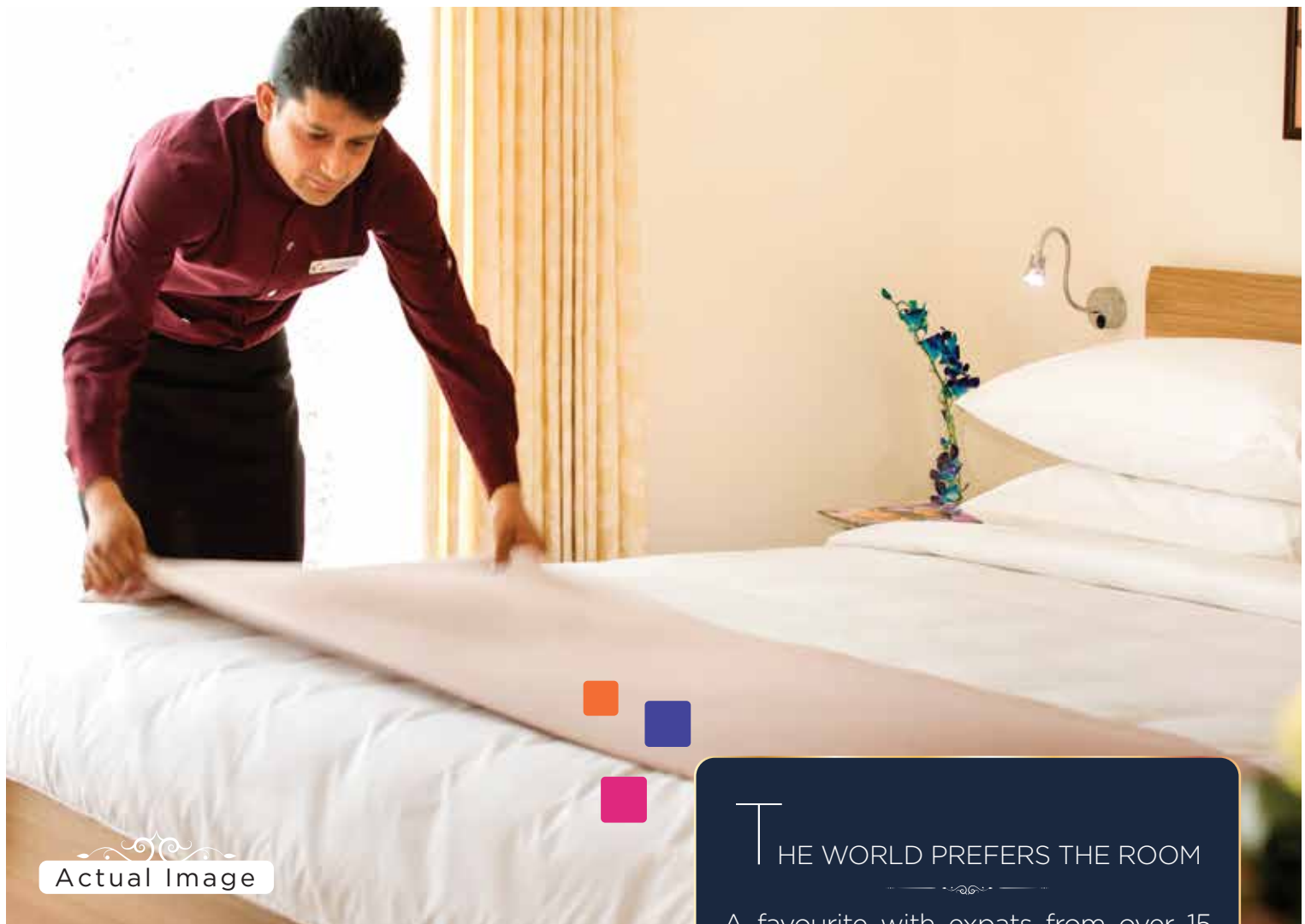
A suite life that will be hard to resist. The Room at Flower Valley brings to you a unique concept of fully-maintained suites, complemented with copious doses of nature that one needs to lead a balanced life. The single and double air-conditioned suites come with world class services like 24 hours concierge, housekeeping, laundry and more, which ensure a global lifestyle for all it's residents.



THE ROOM, GURUGRAM GIVING A NEW MEANING TO 'SOLD OUT'

Central Park The Room situated at Sector 48, Sohna Road, Gurugram has been a blockbuster hit with its unique, innovative concept of living. A completely SOLD OUT property, The Room at Gurugram has given its customers the highest capital appreciation, and a quality of life like no other. It's no surprise that the last unit was sold at ₹15,862 per sq. ft. despite the lacklustre real estate market of today.



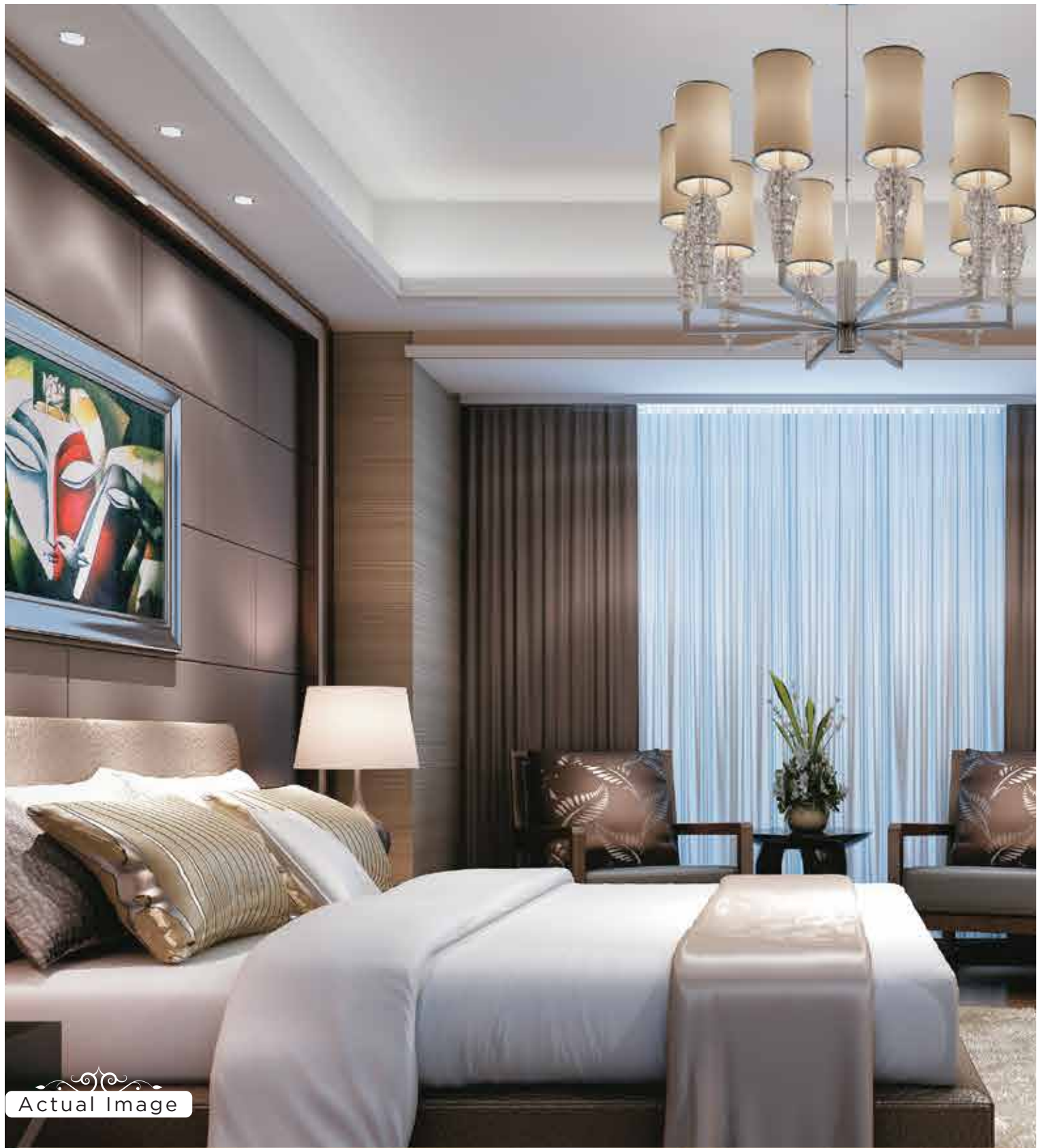


Actual Image

THE WORLD PREFERS THE ROOM

A favourite with expats from over 15 nationalities, The Room offers global lifestyle and conveniences befitting its profile of customers.





Actual Image



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EXPERIENCE THE FINEST FULLY MAINTAINED SUITE LIVING.

In keeping with its past success at Sector 48, Gurugram, The Room at Central Park Flower Valley offers a second chance to own the most sought-after asset from Central Park. Perfect for singles or couples, start-up entrepreneurs or small families, The Room offers fully maintained single & double suites, delivering a quality of life like no other. What's more, with 45 wellness features and vehicle free surface, you get to live a fresh life everyday.



5 STAR HOSPITALITY SERVICES

- 24x7 Security • Laundry • Concierge
- Housekeeping • Food & Beverage



Artistic Impression



Actual Image - 24x7 Security



Artistic Impression



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Artistic Impression



Artistic Impression



**Tower-J
(The Room)**
1 BHK - Type 1
Area 919 sq. ft.

SUPER AREA= 919 SFT(85.38 SQM)
CARPET AREA = 435 SFT(40.41 SQM)
BALCONY AREA = 132 SFT(12.26 SQM)
COMMON AREA= 352 SFT(32.70 SQM)



**Tower-J
(The Room)**
1 BHK + Type 2
Area 929 sq. ft.

SUPER AREA= 929 SFT(86.31 SQM)
CARPET AREA = 435 SFT(40.41 SQM)
BALCONY AREA = 132 SFT(12.26 SQM)
COMMON AREA= 362 SFT(33.63 SQM)



Tower-J (The Room)

1 BHK + Study-Type 2
Area 1017 sq. ft.

SUPER AREA= 1017 SFT(94.48 SQM)
CARPET AREA = 491 SFT(45.62 SQM)
BALCONY AREA = 132 SFT(12.26 SQM)
COMMON AREA= 394 SFT(36.60 SQM)

Tower-J (The Room)

2 BHK + Type 1
Area 1277 sq. ft.



SUPER AREA= 1277 SFT(118.64 SQM)
CARPET AREA = 615 SFT(57.14 SQM)
BALCONY AREA = 163 SFT(15.14 SQM)
COMMON AREA= 499 SFT(46.36 SQM)

Tower-J (The Room)

1 BHK + Study - Type 1
Area 1272 sq. ft.



SUPER AREA= 1272 SFT(118.17 SQM)
CARPET AREA = 569 SFT(52.86 SQM)
BALCONY AREA = 207 SFT(19.23 SQM)
COMMON AREA= 496 SFT(40.08 SQM)

Tower-J (The Room)

2 BHK - Type 2
Area 1444 sq. ft.



SUPER AREA= 1444 SFT(134.15 SQM)
CARPET AREA = 670 SFT(62.24 SQM)
BALCONY AREA = 191 SFT(17.74 SQM)
COMMON AREA= 583 SFT(54.16 SQM)

HAPPINESS HAS FOUND A NEW HOME. IN CENTRAL PARK CUSTOMERS.

Once again, Central Park has upheld its trusted legacy by exhibiting the highest ROI in Gurugram for its customers. As a company, Central Park has always sought to deliver concept living landmarks to its partners, associates and end consumers. We are thankful for your continued support and faith in us. Here's hoping to not just meet your expectations in the future, but exceed them.

PROJECT Launch year	<div> <div>Launch year</div> <div>Current Rate</div> </div>	
CENTRAL PARK GOLF COURSE ROAD 2000	₹ 3000 per sq. ft.	₹ 15000* per sq. ft.
CENTRAL PARK BELLEVUE 2004	₹ 3000 per sq. ft.	₹ 9000* per sq. ft.
CENTRAL PARK RESORTS 2006	₹ 6500 per sq. ft.	₹ 15000* per sq. ft.
CENTRAL PARK THE ROOM 2010	₹ 5500 per sq. ft.	₹ 15000* per sq. ft.

Resort Apartments* Return on Investment under Possession Linked Payment Plan (PLP)



ROI : **230%**
Annual ROI : **58%**
4BHK 3931 SQ. FT.
(Green Facing Unit)



ROI : **226%**
Annual ROI : **56%**
3BHK 2464 SQ. FT.
(Green Facing Unit)



ROI : **213%**
Annual ROI : **36%**
3BHK 2187 SQ. FT.
(Green Facing Unit)



ROI : **238%**
Annual ROI : **60%**
3BHK 2647 SQ. FT.
(City Facing Unit)

The Room Return on Investment under Possession Linked Payment Plan (PLP)

ROI : **281%**
Annual ROI : **70%**
STUDIO 865 SQ. FT.



THE ROOM - SPECIFICATIONS

AREA	Proposed Specifications	
Living / Dining	Flooring	High Quality Designer Vitrified Tiles
Bedrooms	Flooring	Laminated wooden flooring
	Wall	Plastic Emulsion Paint
	Ceiling	Oil bound Distemper
Kitchen	Kitchen	Modular Kitchen with laminated shutters
	Washing machine	IFB/Bosch or Equivalent
	Dish Washer	IFB/Bosch or Equivalent
	Microwave	IFB or Equivalent
	Chimney	Kaff or Equivalent
	Hob	Kaff or Equivalent
	Refrigerator	IFB or Equivalent
Bathroom	Flooring	Anti skid ceramic tiles
	Wall	High quality designer ceramic tiles
	CP Fittings with Rain Shower	Jaquar/ Kohler or equivalent
	Sanitary ware	
Corridor	Flooring	High Quality Designer Vitrified Tiles
General	Air Conditioning	Split AC in every room
	Door Frame with Shutter	High Quality completely finished door frame with architrave along with teak finish laminated shutter
	Electric Fixtures	Fan & Lights in each room
	Television	One in the living room
	Cupboards	Laminated shutters and carcass
	RO Water Purifier	
	Intercom	

PAYMENT PLAN

Pay only 15% and no EMI till possession* under subvention plan.
Following is the break-up of payment schedule:

SUBVENTION PLAN	
10%	Booking Amount
5%	Within 90 days of booking
75%	Bank subvention
10%	At the time of offer of possession

Subvention Plan Price Range: ₹ 79.55 Lakhs To ₹ 1.26 Crores#.
GST as applicable extra.

OTHER PAYMENT PLANS ARE ALSO AVAILABLE
LOAN APPROVED BY LEADING BANKS



*T&C Apply. # Price mentioned is subject to change without notice.

Note: Loan arrangement/financing from Banks and HFCs is subject to individual eligibility, as per Banks/HFC's discretion.

GLOBAL PREMIUM TOWNSHIP

LIVABILITY INDEX

LIVABILITY IS DEFINED AS THE SUM TOTAL OF FACTORS THAT ADD UP TO A COMMUNITY'S QUALITY OF LIFE INCLUDING THE BUILT AND NATURAL ENVIRONMENTS, ECONOMIC PROSPERITY, SOCIAL STABILITY AND EQUITY, EDUCATIONAL OPPORTUNITY, AND CULTURAL, ENTERTAINMENT AND RECREATION POSSIBILITIES.



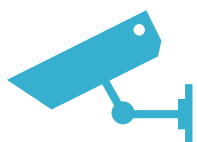
IDENTITY AND CULTURE

Flower Valley is a Global Premium Township nestled in the backdrop of the Aravallis amidst lush greenery, exquisite flora and water bodies. A development based on the concept of flowers blooming in all seasons. It aims to provide a cosmopolitan lifestyle with world class academies, club facilities, multi cuisine restaurant, spa, socializing hubs, all within premises. Many amenities are ready for you to experience.

EDUCATION & HEALTH



The Township has renowned institutions within close proximity, ensuring easy access to quality education and premium healthcare. 7 world class institutes, 3 well-known schools & 3 hospitals are within close vicinity. Moreover, in a radius of 25 kms, there are 21 renowned hospitals & 15 reputed schools.



SAFETY AND SECURITY

The Township is equipped with 3-tier security.
CCTVs | Access Cards | Security Guards

HOUSING AND INCLUSIVENESS



With 837.57 acres of current and upcoming projects, Sohna is developing as the destination next for real estate in Gurugram. In 2-3 years, the horizon for Flower Valley looks steady in setting a benchmark on quality of life and value appreciation.

Central Park Resorts has seen returns of over 200% and considered one of Asia's best residential spaces.

LOCATION AND ACCESSIBILITY



Located on sector 32 & 33 of Sohna, right on the main Sohna Road which has been upgraded to a National Highway status- NH248A.
Gurgaon Railway station:28km | Nearest Airport :IGI Airport | IMT Sohna:6 km
Cyber City:32km | Sohna Road office hub: 15 km
Upcoming 22.5 km elevated corridor & underpass on NH248A will make Flower Valley almost like an extension of Central Park Resorts

ECONOMY AND EMPLOYMENT

Close proximity to both the hubs of Sohna Road and Golf Course Extension Road, coupled with the presence of the Industrial belt of Manesar/Bhiwadi, IT SEZ-AOG, MMTC Gold refinery & upcoming IMT Sohna, makes it an attractive location going forward. More than 5.5 mn sq ft of premium office space will come up in IT SEZ alone.



REDUCED POLLUTION

Flower Valley aims to provide a healthy environment by planting thousands of trees and flowers lanes across the township. Solid waste management, Waste water management and high focus on several parts of township to be on 'Zero Vehicles on Ground Surface' principle, will lead to lower air, noise and traffic pollution.

TRANSPORTATION & CONNECTIVITY



- Shuttle service will be provided to Central Park Resorts and key landmark locations like HUDA Metro Stations, Cyber Hub, Ambience Mall, Fortis/Max/Paras/ Medanta Hospital.
- Delhi-Mumbai Industrial Corridor (DMIC) and Kundli-Manesar-Palwal (KMP) corridors.
- Dedicated Freight Corridor (DFC) linking Delhi to Mumbai passes close to the south-eastern side of Sohna.
- Proposed road connectivity with sector 32-33 from Golf Course Extension Road.



MIXED LAND USE AND OPEN SPACES

An open expansive garden, flower lanes, water bodies, play areas, walking/jogging tracks and open green spaces dot the landscape. A mix of plots, low rise, midrise, group housing, commercial (retail & office) makes it a truly global, premium integrated township.

Gurgaon: Tender allotted for Sohna Road elevated road, work to start soon

The elevated road would start from Subhash Chowk on Sohna Road and end near Badshahpur village.

GURGAON ([HTTPS://WWW.HINDUSTANTIMES.COM/GURGAON/](https://www.hindustantimes.com/gurgaon/)) Updated: Mar 21, 2018 22:54 IST



Dhananjay Jha (<https://www.hindustantimes.com/columns/dhananjay-jha>)
Hindustan Times



Though the tender fixes a deadline of 25 months for construction of the corridor and the underpass at Subhash Chowk, the PWD minister said he expects the work to be completed in 15 months. (Sanjeev Verma/HT FILE PHOTO)

THE CENTRAL PARK FLYWAY

Fully serviced Cerise Floors will be only 15 mins away from fully serviced The Room at Sector 48, Gurugram upon completion of the declared elevated Flyway. The infrastructure project won't just cut down distance and travel time but is also bound to uplift South of Gurugram's novel position in the real estate sector.

REFUND POLICY

To reciprocate our customers' faith in us, Central Park offers a no-questions-asked 30 day refund policy on all new booking.



- Carpet Area: What we commit in the Apartment Buyer Agreement is what we guarantee
- Specifications as per Apartment Buyer Agreement: The specifications we promise, is what we deliver without a compromise
- Certificate for Design & Safety UPVC Glazing: The Design & Safety Certificate certifies that that UPVC glazing have been designed as per provisions prescribed in the National Building Code & Indian. Standard Code IS: 875 (Part 3) for wind pressure & safety from the earthquake of the intensity anticipated under Zone IV
- Design & Safety Certificate for Structural Stability.
- Safety of Mechanical, Electrical & Plumbing
- Seepage Warranty.

AWARDS

Central Park has not only won confidence of it's customers, but many accolades from the industry



WCRC,
LEADERS ASIA 2014



CNBC AWAAZ
AWARDS 2014



BRANDS ACADEMY
AWARDS 2014



R & M PROPERTY
AWARDS 2015



URS-WORLDS GREATEST
BRAND ASIA & GCA ASIA 1 2015



REALTY PLUS CONCLAVE &
EXCELLENCE AWARDS 2015



7TH RAJIV GANDHI
EXCELLENCE AWARDS 2016



9TH MAGPPIE ANNUAL
ESTATE AWARDS 2016



8TH REALTY PLUS CONCLAVE &
EXCELLENCE AWARDS 2016



BBC KNOWLEDGE
AWARDS -2017



REALTY INDIA
AWARDS 2017



HINDUSTAN HINDI REAL ESTATE
CONCLAVE AND AWARDS 2017



TIMES NETWORK NATIONAL AWARDS
FOR MARKETING EXCELLENCE 2017



GOLDEN BRICK
AWARDS 2017



9TH REALTY PLUS CONCLAVE &
EXCELLENCE AWARD 2017



DNA PRESENTS REAL ESTATE &
INFRASTRUCTURE AWARDS 2017



10TH ESTATE
AWARDS 2018



REAL ESTATE
AWARDS 2018



IBB AWARDS 2018

LOCATION MAP

SOUTH OF GURGAON
WITHIN REACH

LEGENDS

EDUCATIONAL INSTITUTIONS

- 1 Ryan International School
- 2 DPS Maruti Kunj
- 3 KIIT College of Engineering
- 4 JK Business School
- 5 KR Mangalam University
- 6 Jindal Public School
- 7 Euro Kids School
- 8 GD Goenka World School
- 9 Pathways World School

LUXURY HOTELS

- 10 Fortune Select
- 11 Hilton Garden Inn
- 12 Vivanta by Taj
- 13 Crowne Plaza
- 14 Park Plaza
- 15 Gateway Resort by TAJ
- 16 Westin Resort
- 17 Country Inn

HEALTHCARE

- 18 Max Hospital
- 19 Fortis Hospital
- 20 Artemis Hospital
- 21 Park Hospital
- 22 Medicity
- 23 Sanjeevani Hospital
- 24 Kabliji Hospital

RETAIL ZONES

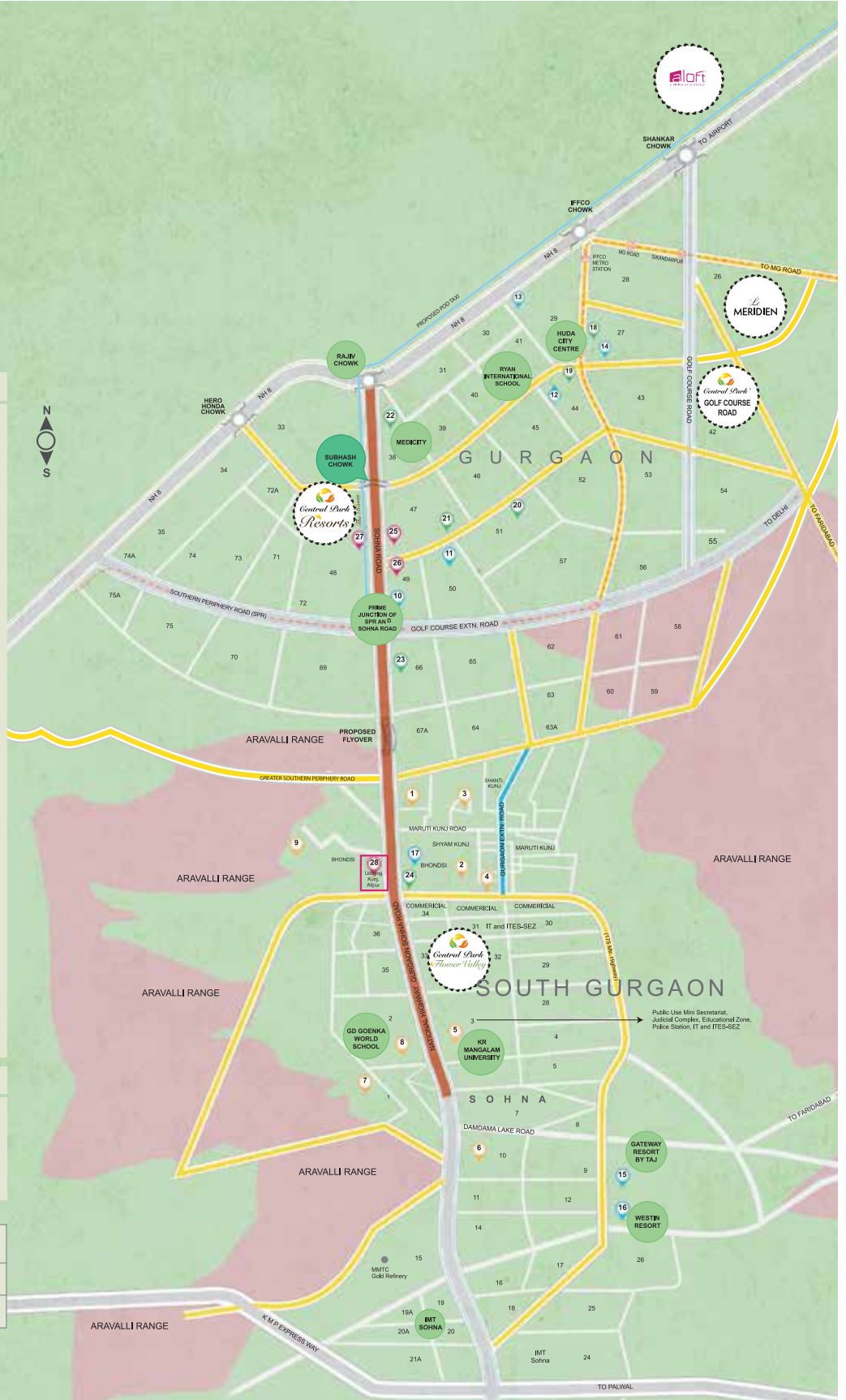
- 25 Big Bazaar
- 26 Shopper's Stop
- 27 Aditya Birla More
- 28 Ascendas OneHub

WITH MANY OPTIONS

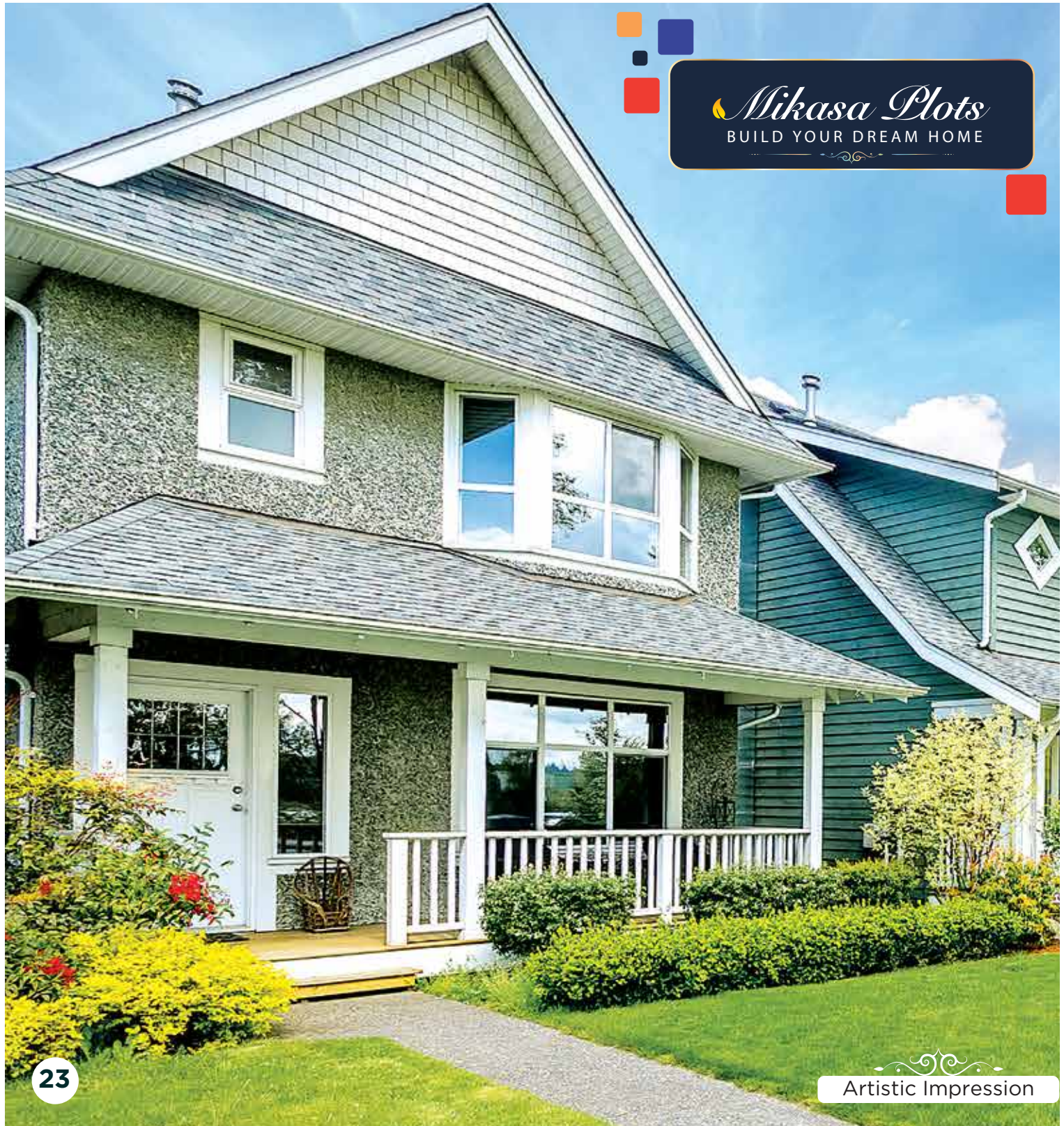
- 1 Aloft (Central Park Asset)
- 2 Le Meridien (Central Park Asset)
- 3 Central Park Golf Course Road
- 4 Central Park Resorts
- 5 Central Park Flower Valley

COLOUR	DEVELOPMENT TYPE (as per Master Plan 2031) Proposed Gurgaon Extn. Road
	Proposed 22.5 KM Elevated Corridor

Map not to scale



GLIMPSE OF OTHER FLOWER VALLEY ASSETS



Mikasa Plots
BUILD YOUR DREAM HOME



Aqua Front Towers
HIGH END LIVING

Artistic Impression



Cerise Floors

FULLY SERVICED AIR-CONDITIONED LOW RISE FLOORS WITH ELEVATOR



Flamigo Floors

INDEPENDENT AIR-CONDITIONED FLOORS FOR PRIVATE LIVING

Actual Image



Fleur Villas

CHOICEST OF EXPANDABLE VILLAS

Artistic Impression

FOR SALES, CONTACT:
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(Timing: 9:00 AM-8:00 PM, All Days)



VERSION: 1.0.23.4.18.

WWW.CENTRALPARK.IN      

CENTRAL PARK FLOWER VALLEY, SECTOR-32-33, SOUTH OF GURUGRAM, SOHNA,

Disclaimer: The Room is an apartment block being part of a Group Housing Colony (license no 84/2014) in Central Park Flower Valley and being constructed on part of a land parcel total admeasuring about 10.965 acres in sector 32 Sohna, District Gurgaon. RERA registration for the residential Group Housing colony is 150 of 2017. Layout Plan and Building Plans have been approved by the concerned authorities. The approvals can be checked at the office of the Company. Images shown in this Brochure are a pictorial conceptualization and an attempt to replicate the project. However the actual may differ. Home furnishings, furniture and gadgets are not a part of our offering. The provision of social infrastructure and other amenities will be as per approved plans and all designated areas and community facilities are owned and managed by the Company/nominated agency and are likely to become functional subject to the occupancy of the entire project under license. This Brochure is not a legal offering and does not form a part of any agreement or legal binding of the part of the Company. The ROI figures mentioned in the brochure are derived from market information for Belgravia and The Room apartments at sector - 48 Gurugram & are not to be acted upon without independent verification. 1 acre=4840 square yards or 4046.873 square meters. 1 square meter= 10.76 square feet. CIN: U45200HR2008PTC037964.